

City Council
Atlanta, Georgia

07-0 -0857

AN ORDINANCE
BY ZONING COMMITTEE

Z-07-46
Date Filed: 4-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **305, 311, 317 and 323 Buckhead Avenue, N.E. and 312 Pharr Road, N.E.**, be changed from the C-1 (Community Business) District to the C-3 (Commercial Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 61 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**LEGAL DESCRIPTION
FOR 308-316 PHARR ROAD
AND
305,311,317 & 323 BUCKHEAD AVENUE**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA AND BEING IN LAND LOT 61 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT AT THE NORTHEAST INTERSECTION OF NORTH FULTON DRIVE (VARIABLE RIGHT-OF-WAY) AND PHARR ROAD (70' RIGHT-OF-WAY) RUN N09°-25'-16"W ALONG THE EAST RIGHT-OF-WAY OF NORTH FULTON DRIVE 159.91' TO A POINT ON THE RIGHT-OF-WAY; RUN N81°-14'-23"E ALONG SAID RIGHT-OF-WAY 4.66' TO AN IRON PIN ON SAID RIGHT-OF-WAY, RUN N09°-17'-09"W ALONG EAST RIGHT-OF-WAY OF NORTH FULTON DRIVE 212.62' TO AN IRON PIN AT THE SOUTHEAST INTERSECTION OF NORTH FULTON DRIVE (VARIABLE RIGHT-OF-WAY) AND BUCKHEAD AVENUE (50' RIGHT-OF-WAY), RUN N82°-38'-27"E ALONG THE SOUTH RIGHT-OF-WAY OF BUCKHEAD AVENUE (50' RIGHT-OF-WAY) 70.25' TO AN IRON PIN, RUN N81°-38'-47"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID ROAD 164.73' TO AN IRON PIN, LEAVING SAID RIGHT-OF-WAY OF BUCKHEAD AVENUE AND RUN S08°-29'-25"E, 204.66' TO AN IRON PIN, RUN N79°-23'-23"E, 42.46' TO AN IRON PIN, RUN S09°-25'-16"E, 168.58' TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY OF PHARR ROAD (70' RIGHT-OF-WAY); RUN S81°-41'-44"W ALONG THE NORTH RIGHT-OF-WAY OF SAID STREET 279.25' TO THE POINT OF BEGINNING

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